



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: May 4, 2005 REPORT NO. HO 05-078

ATTENTION: Hearing Officer

SUBJECT: BLACK MOUNTAIN RANCH PIPELINE
PTS PROJECT NUMBER: 60509

LOCATION: Within a 130-foot-wide easement extending from the McGonigle Canyon area of the Rancho Penasquitos just east of Black Mountain Road, to approximately 8800 feet north along the Second San Diego Aqueduct Pipeline 4

APPLICANT: San Diego County Water Authority

SUMMARY

Requested Action - Should the Hearing Officer approve a Site Development Permit No. 179062, an amendment Site Development Permit No. 9630 for the installation of 6,555 linear feet of steel liner within the existing 96" Prestressed Concrete Cylinder Pipelines (PCCP) in the McGonigle Canyon area?

Staff Recommendation - APPROVE an application for a Site Development Permit No. 179062, an amendment to Site Development Permit No. 9630.

Community Planning Group Recommendation - On March 2, 2005, the Rancho Penasquitos Planning Board (RPPB) voted 11-2-0 to recommend approval of the Site Development Permit with no conditions.

Environmental Review - This activity is covered under Mitigated Negative Declaration (MND), Project No. 5817, SCH No. 2003021138. The activity is adequately addressed in the environmental document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. Because the prior environmental documents adequately cover this activity as part of the previously approved project, the activity is not a separate project for purposes of CEQA review. Guidelines §15060(c)(3)."

BACKGROUND

The San Diego County Water Authority (CWA) proposes to reline 6,555 linear feet of 96" diameter Prestressed Concrete Cylinder Pipeline (PCCP) with a steel liner. The project site for the Black Mountain Ranch Pipeline Segment (a portion of Pipeline 4) extends from the McGonigle Canyon area of Rancho Penasquitos just east of Black Mountain Road approximately 8,800 feet to the north, to the Zanja Canyon area of the unincorporated County. The project site traverses the Black Mountain Ranch community and the Rancho Penasquitos Community Planning area. Portions of this project site traverse both developed and undeveloped lands. Pipeline 4, along with Pipelines 3 and 5, forms the Second San Diego Aqueduct, one of two aqueduct systems delivering water to San Diego County.

The CWA's Aqueduct Protection Program (APP), provides for inspection and electronic measurement of material conditions for all the Water Authority's Prestressed Concrete Cylinder Pipelines. Data gathered during the inspections allow the Water Authority to identify, classify and prioritize reaches of pipeline that need replacement or relining. Recent inspections have indicated that a reach of Pipeline 4, referred to as the Black Mountain Ranch Segment, requires immediate attention.

The CWA, a regional municipality, is not required to obtain approvals from the City of San Diego. However, the Water Authority is requesting an amendment to Site Development Permit No. 9630 in order to be able to use the City's "incidental take" authority for indirect impacts to the federally listed threatened coastal California gnatcatcher.

The original Site Development Permit No. 9630 allowed for necessary maintenance work to be performed along a stretch of pipeline (known as the Penasquitos Segment) immediately south of and contiguous to this stretch. This amendment is sought to allow for necessary maintenance work to the next northerly stretch of pipeline known as the Black Mountain Ranch Segment.

DISCUSSION

Project Description:

The project consists of lining the existing buried concrete pipe with a steel liner to extend the service life of the pipeline. Access to the pipeline for the relining project would take place at four new access portals to be constructed along the Second San Diego Aqueduct easement. The four new portals would be located at intervals along the Water Authority's permanent easement, in the Rancho Penasquitos area west of the Black Mountain Open Space Park and east of Black Mountain Road.

With the exception of Portal 2, all portals would be located adjacent to residential development. Portal 1 would be located southeast of Entrada de Luz East, with residential development to the north and open space to the south, east and west. Portal 2 would be located approximately 400 feet due north of the intersection of Carmel Valley Road and Black Mountain Road, with open space in all directions. Portal 3 would be located directly east of where Emden Road and Black

Mountain Road intersect, with open space to the north, east and west and residential development to the south. Portal 4 would be located just east of Mediatrice Lane and Marianopolis Way, with open space to the east and residential development to the northwest, west and southwest.

All the work to reline the Black Mountain Ranch Pipeline Segment will be done within the San Diego County Authority's (Water Authority) existing 130-foot-wide easement.

Community Plan Consistency:

The project work is considered maintenance, and the project site will be returned to its original condition following the termination of construction. As it consists of maintenance of existing pipelines, the project would not conflict with the applicable land use plans for the Rancho Penasquitos Community Plan area. The area traversed by the pipeline segment is zoned AR-1-1.

Project Analysis:

The applicant proposes to construct four access portals along the Black Mountain Ranch Segment of the Second San Diego Aqueduct. City staff have reviewed the proposed project and have added one new condition stating that if the proposed relining works for the San Diego Aqueduct cause any impacts to the existing City's water facilities, then the Owner/Permittee will be responsible for any damage caused to or by the existing water facilities. The Mitigated Negative Declaration prepared for the original Site Development Permit No. 9630 has been amended to address the proposed project and to include the use of EAS' standard mitigation measure for potential impacts to raptors during the breeding season. It has been reviewed by City staff who have no further issues with it.

The entire easement has been disturbed in the past as a result of the installation of the existing pipeline; thus, no existing landforms will be further disturbed. The majority of the proposed construction will occur below the surface. The ground disturbance at the portals and three connection vaults will be temporary and will also be revegetated after construction is complete.

Conclusion:

As the proposed project complies with all applicable development regulation and policies currently in effect, the Site Development Permit No. 179062 should be approved.

ALTERNATIVES

1. Approve Site Development Permit No. 179062, with modifications.
2. Deny Site Development Permit No. 179062, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Robert P. Tucker, Development Project Manager

Attachments:

1. Community Plan Land Use Map
2. Project Location Map
3. Project Data Sheet
4. Project Site Plan
5. Project Plans
6. Aerial Photograph
7. Draft Permit with Conditions
8. Draft Resolution with Findings
9. Copy of Recorded Permit No. 9630
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Chronology